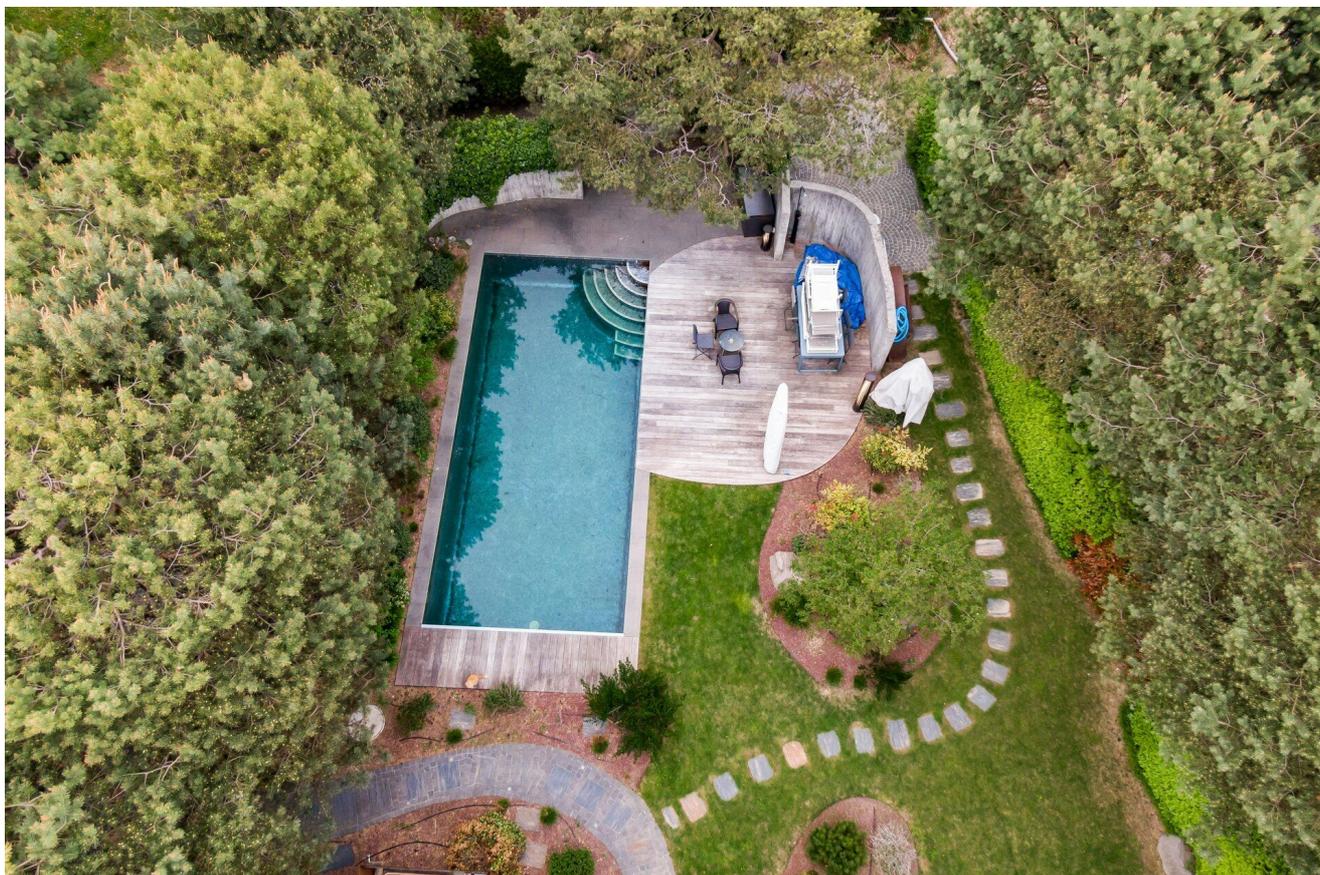


LAUSANNE



One of our most famous addresses! Luxurious contemporary property

Price upon request



10



6



~484 m²

n° ref.

5279027_20540



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SITUATION AND DESCRIPTION

Built in 1968 by two famous architects, this magnificent villa of 484 m² immerses us in a refined universe with timeless architecture and high quality finishes.

The property enjoys a unique setting and absolute tranquility on a plot of 1,600 m² with swimming pool, while being a few steps from the town center and two minutes from Chailly as well as public and private schools (Ecole Nouvelle de la Suisse Romande, Ecole Française de Valmont and the International School of Lausanne).

You can enjoy absolute privacy thanks to its two independent entrances which separate the lower ground floor from the other levels.

Rare location in a prestigious and privileged area due to its immediate proximity to all amenities.

A cellar as well as two indoor parking space and three outdoor spaces complete this property.

SURFACES

Living area	~ 484 m ²
Surface of parcel	~ 1600 m ²
Volume	~ 1776 cbm

CHARACTERISTICS

Number of rooms	10
Number of bedrooms	6
Number of bathrooms	6
Year of construction	1968
Year of restoration	2018
Second home	Non authorized
Parking places	Yes, obligatory

DISTANCES

Public transports	346 m
Primary school	466 m
Stores	203 m
Restaurants	286 m

DISTRIBUTION**Lower ground floor**

- 1 independent entrance
- 2 large bedrooms with adjoining bathroom opening onto a large terrace
- 1 large living room
- 1 open kitchen
- 1 dining room

Ground floor

- 1 large entrance hall
- 1 office
- 1 guest toilet
- 1 multipurpose room
- 1 spacious open kitchen with central island
- 1 dining room extended by a beautiful terrace
- 1 large living room with fireplace

1st floor

- 1 large master suite opening onto a south-west facing terrace with adjoining dressing room and a bathroom with bath and walk-in shower
- 1 bedroom with bathroom opening onto a beautiful terrace
- 1 guest bedroom with bathroom

Basements

- 2 laundry rooms
- 1 wine cellar
- Several reduced

PROXIMITY

- Villa area
- Green
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Bus stop
- Primary school
- Secondary school
- College / University

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Greenery
- Box

INSIDE CONVENIENCES

- Garage
- Open kitchen
- Guests lavatory
- Dressing
- Cellar
- Fireplace
- Triple glazing
- Bright/sunny

EQUIPMENT

- Fitted kitchen
- Cooker/stove

- Ceramic glass cooktop
- Oven
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Alarm

FLOOR

- Tiles
- Parquet floor

EXPOSURE

- Optimal
- All day

FINANCIAL DATA**Price****Availability****Price upon request**

To be discussed

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